Great Property For Investors!

2404 N Sierra Sage st

Las Vegas, NV 89134



Stunning view! Huge covered patio with views from Alliante to well south of the strip! You can see the city lights from most of the home and from the large back yard. A fountain, raised seating area and mature landscaping adorn the back yard oasis.

Exclusively Presented By:

JOSHUA AND DUANE

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PROJECT SUMMARY

PROJECT SUMMARY - FLIP

PURCHASE/REHAB ASSUMPTIONS		
Purchase Price	770,000.00	A
Rehab Cost	70,000.00	B
Total Closing (not inc. Sale) and Holding Costs	3,000.00	C
Total Financing Costs	-	D
Projected Cost of Sale	58,800.00	E
Total Project Cost	901,800.00	(A+B+C+D+E)
Total Amount Financed	-	F
Total Cash Committed	843,000.00	G
RESULTS		
Projected Resale Price	980,000.00	H
Total Project Cost	901,800.00	I
Lender Split of Profits	-	J
Flip Profit	78,200.00	K=H-I-J
ROI	9.28%	K/G
Annualized ROI	22.26%	

Breakdown of Financing Costs:	
Origination/Discount Points	-
Other Closing Costs for Loan	-
Interest on Original Loan	-
Interest on Rehab Money	-
Total Cost of Financing	-

SHORT-TERM LENDER FUNDING REQUEST (FLIP)

Property Address: **2404 N Sierra Sage st**
Property City, State, ZIP: **Las Vegas, NV 89134**
Bedrooms: **3** Baths: **2** Sq.Feet: **2181** Built: **1996**
Notes:

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PURCHASE/LOAN ASSUMPTIONS		% of ARV
After-Repair Value (ARV)	980,000.00	
Purchase Price	770,000.00	78.57%
Rehab Costs	70,000.00	7.14%
Closing/Holding Costs	3,000.00	0.31%
Total Funds Needed:	**-**	**-**
Points/Interest (Deferred)	-	**-**
Total Loan Amount	-	**-**
Points Offered to Lender		**3.00%**
Interest Rate Offered to Lender		**10.00%**

Timeline Assumptions:

Time to Complete Rehab	3 Months
Time to Complete Sale	2 Months
Total Time:	**5 Months**

Project Description:

Additional Notes:

PROJECTED FINANCIAL RESULTS FOR LENDER:	
Total Interest Income	-
Profit Split to Lender	
Total Income to Lender	-
Cash-on-Cash Return (annualized)	-
Internal Rate of Return (annualized)	-

